

HOUSING AUTHORITY OF THE COUNTY OF MORRIS  
MINUTES OF THE REGULAR MEETING  
JANUARY 11, 2011

**TIME:** 6:00 P.M.

**PLACE:** Conference Room, Morris Mews Senior Citizen Complex, West Hanover Avenue and Ketch Road, Morris Township, New Jersey

**CALL TO ORDER:** Vice Chairman Hall called the meeting to order at 6:00 P.M.

**ROLL CALL:** Vice Chairman Hall requested that the roll be called.

**PRESENT**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli  
Commissioner Tappen  
Vice Chairman Hall

**ABSENT**

Chairman Schramm

**Also attending meeting:**

Roberta L. Strater, Executive Director  
Lucille Favale, Deputy Executive Director  
Douglas Henshaw, Porzio, Bromberg & Newman, P.C.

**Vice Chairman Hall read adequate notice to the public.**

I hereby announce and state that adequate notice of this meeting being held on this eleventh day of January, 2011 was provided by the Executive Director of the Housing Authority of the County of Morris by preparing a notice specifying the time, date and place of this meeting. Posting such notice on the bulletin board at Morris Mews Housing Project and filing said notice with the Clerk and the Daily Record, which was published in the Daily Record. I hereby hand a copy of such notice to the Executive Director of the Housing Authority of the County of Morris for inclusion in the minutes of this meeting, all of the above in accordance with N.J.S.A. 10:4-6et. seq. "Open Public Meetings Act."

**ELECTION OF OFFICERS FOR 2011** – The Board of Commissioners of the Housing Authority of the County of Morris 2011 Slate of Officers:

Nomination for Chairman – Russell Hall  
Nomination for Vice Chairman – Richard Tappen  
Nomination for Treasurer – Alan Koldewyn

**Resolution 2011 – 1** - A motion was made by Commissioner Dolan and seconded by Commissioner Denecke to accept the 2011 Slate of Officers for the Board of Commissioner of the Housing Authority of the County of Morris. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli  
Commissioner Tappen  
Vice Chairman Hall

Vice Chairman Hall declared said motion carried.

**Minutes** – A motion was made by Commissioner Dolan and seconded by Commissioner Denecke approving the amended minutes of December 14, 2010. The amendment deleted Chairman Schramm reading the adequate notice to the public and was replaced with Vice Chairman Hall. Chairman Schramm was not present at the meeting. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Vice Chairman Tappen  
Chairman Hall

Commissioner Ricciardelli

Chairman Hall declared said motion carried.

**Executive Session Minutes** – A motion was made Commissioner Denecke and seconded by Commissioner Dolan approving the executive session minutes of December 14, 2010. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Vice Chairman Tappen  
Chairman Hall

Commissioner Ricciardelli

Chairman Hall declared said motion carried.

**Schedule of Warrants** – A motion was made by Commissioner Koldewyn and seconded by Commissioner Denecke Approving the Schedule of Warrants for December 14, 2010. The following votes were cast:

**AYES**

**ABSTAIN**

**NAYS**

Commissioner Denecke  
Commissioner Dolan  
Commissioner Koldewyn  
Commissioner Ricciardelli

Vice Chairman Tappen  
Chairman Hall

Chairman Hall declared said motion carried.

**Resolution 2011 – 2** – A motion was made by Commissioner Denecke and seconded by Commissioner Koldewyn Approving Change Order No. 4 for Replacement of Siding at Bennett Avenue and Green Pond Village. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Vice Chairman Tappen		
Chairman Hall		

Chairman Hall declared said motion carried.

Chairman Hall reported that the Finance Committee met with Polcari & Company, Fee Accountants for the Authority to review the 2011 proposed budget. The Budget is not significantly different from last year. The expenses are well controlled and well managed. The Committee recommended to approve the 2011 budget.

**Resolution 2010 – 3** – A motion was made by Commissioner Dolan and seconded by Vice Chairman Tappen Approving the Housing Authority of the County of Morris 2011 Budget. The following votes were cast:

<u>AYES</u>	<u>ABSTAIN</u>	<u>NAYS</u>
Commissioner Denecke		
Commissioner Dolan		
Commissioner Koldewyn		
Commissioner Ricciardelli		
Vice Chairman Tappen		
Chairman Hall		

Chairman Hall declared said motion carried.

**Morris County Affordable Housing Corporation**

**Peer Place**

Ms. Strater reported that we will have a meeting with Morris Habitat for Humanity to sign the Agreement and discuss the project.

**Willow Street**

Ms. Strater reported that Morris Habitat for Humanity will be issuing us a check for \$222,000 to cover the expense associated with this project.



### Netcong

Ms. Strater and Mr. Henshaw will look at this property.

### Monroe Street

Ms. Strater reported that we would like to look at this property. The taxes are very costly. We may have to build it as rental units. In order to build as rentals, we may have to have a meeting with Morris Township to get their approval. The concern is COAH. The Township may want to wait to see what the outcome is of COAH. Commissioner Denecke suggested we discuss with the Township rent to purchase. If we do get interest from the Township, then we could apply to the State of NJ for funding.

### GORE

Mr. Henshaw submitted a letter to the Foreclosure Section of the Superior Court received confirming the default.

### Hazel Street

Unit 9 ½ was scheduled for Sheriff's sale on February 10, 2011, but now it may be changed. One of the applicants from the Peer Place lottery is qualified and interested in the unit.

Ms. Strater is contacting two people to be members. One such person feels it may be a conflict of interest. They are checking into it.

### Committee Reports

Chairman Hall reported that the Finance Committee met with Polcari & Company, Fee Accountants for the Authority to review the 2011 proposed budget. The Budget is not significantly different from last year. The expenses are well controlled and well managed. The Committee recommended to approve the 2011 budget. Resolution 2011-3 reflects the approval.

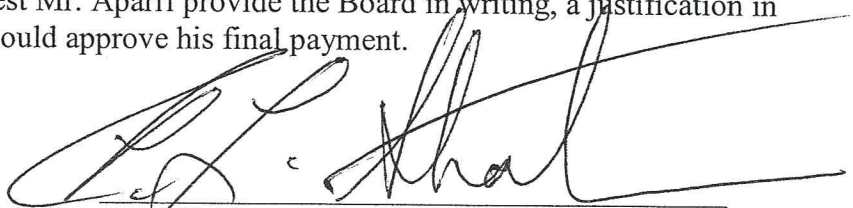
### New Business

None.

### Old Business

Ms. Strater stated that Mr. Aparri from Aparri & Associates was to meet with the Project Committee. Ms. Strater requests that the Board approve to pay him the remaining fee for his services. The funds earmarked for this project are the ARRA funds. They have to be expended for this work.

The Board concurred to request Mr. Aparri provide the Board in writing, a justification in detail, as to why the Board should approve his final payment.



Roberta L. Strater, Director/Secretary

2/8/11  
Date Adopted